

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. BA 1722

Magi No. 0317224504

DOE yes x no

1. Name (indicate preferred name)

historic BELLVIEW

and/or common BENJAMIN N. PAYNE RESIDENCE

2. Location

street & number 311 EAST PENNSYLVANIA AVENUE not for publication

city, town TOWSON vicinity of Councilmanic District 4th
congressional district 2nd

state MARYLAND county BALTIMORE COUNTY

3. Classification

Category	Ownership	Status	Present Use
<u>district</u>	<u>public</u>	<u>x</u> occupied	<u>agriculture</u> <u>museum</u>
<u>x</u> building(s)	<u>x</u> private	<u>unoccupied</u>	<u>commercial</u> <u>park</u>
<u>structure</u>	<u>both</u>	<u>work in progress</u>	<u>educational</u> <u>private residence</u>
<u>site</u>	Public Acquisition	Accessible	<u>entertainment</u> <u>religious</u>
<u>object</u>	<u>in process</u>	<u>yes: restricted</u>	<u>government</u> <u>scientific</u>
	<u>being considered</u>	<u>yes: unrestricted</u>	<u>industrial</u> <u>transportation</u>
	<u>not applicable</u>	<u>no</u>	<u>military</u> <u>other (vacant)</u>

4. Owner of Property (give names and mailing addresses of all owners)

name Towson Properties (owner of record)

street & number 9700 Hillridge Drive telephone no.:

city, town Kensington state and zip code MD 20795

5. Location of Legal Description

courthouse, registry of deeds, etc. County Courts Building EHK JR
liber 5694

street & number 401 Bosley Avenue folio 184

city, town Towson state MD 21204

6. Representation in Existing Historical Surveys

title Historic Towson Survey for MHT

date 179 federal x state county local

depository for survey records 100 Community Place

city, town Crownsville state MD 21032

7. Description

Survey No. BA 1722

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

SUMMARY

The Payne House is the remains of a ca. 1853 Italianate-Federal villa that was the center of a large estate for a prosperous Towson resident before the village became the county seat. The house was apparently not much decorated in its prime, and its business use since 1957 has stripped it of any domestic qualities and destroyed the north and east facades by adding modern wings. The house is of stone, probably stucco-coated since its construction, probably not architect-designed. It was one of many villas in suburban areas built in the 1850s as prosperity increased and spacious houses became affordable for many. An almost twin of this house was Dr. Bode's Hydropathic Institute at the southwest corner of York Road and Susquehanna Avenue (now called Towsontown Boulevard).

The Payne House or Bellview is the survival of a large estate that once stretched from the York Road to the present Black and Decker grounds. The house was missing from the J. C. Sidney and P. J. Browne 1850 map but was clearly shown on a plat certified on December 14, 1853, when various property owners offered to donate sites for a courthouse if Towsontown were selected as the county seat in a special election. The Payne House was once well set back from its nearest access route, Hillen Road, and was sited on a slight elevation. Over the years, the grounds were sold off to form the residential blocks of East Towson.

The house was shown as S. Parker Bosley's in the Bromley atlases of 1898 and 1915; each time the house is not aligned with the street. In 1898, Jefferson Avenue was shown cutting through to Joppa Road, which it has never done in actuality. The Bosleys then owned an entire block.

A plat filed in 1915 to cut Belle Vue into small building lots showed the house as L-shaped in footprint with a full-length rear porch inside the L angle. There were also a frame stable and a chicken house (Baltimore County Plat Books, WPC 4:159). That plat apparently created an east-west alley called Payne Avenue that now runs south of the present RCM&D office building off of Fairmount Avenue.

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name of property: Payne House

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The house today is an undecorated stone and stucco residence, six bays wide, tacked onto a mid-20th century office annex. The house is two stories; its attic level is fitted with a band of low, square windows in the Greek Revival style. The roof is hipped, covered with slate. There is a central entrance pavilion three stories high. This house has been in office use since about 1957.

The style of the basic dwelling, probably intended as a villa, is Italianate-Federal. There were possibly porches or a portico removed in commercializing the structure. Most interior decorative features disappeared in creating a bland, 1950s State agency workspace. One fairly uncomplicated wooden mantel survives in the east (right hand) parlor.

In 1998 this structure was scheduled for demolition. Its rear facade was lost by the add-on modern construction for office use. What remains of the east end facade is a blank wall, also partially covered by the modern additions. The west end (left) facade is two bays deep, fully fenestrated.

8. Significance

Survey No. BA 1722

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1853 Builder/Architect Unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

SUMMARY

The Payne House or Belleview was the home of Benjamin F. Payne, a large land-owner and operator of the Towson Hotel or tavern who was lucky enough to have his cross-roads village selected as the county seat in 1854, making his acreage suitable for town development. Already prosperous from the hotel income, Payne had a sturdy stone villa built in the restrained Italianate-Federal style. While not much is recorded about the owner, he was affluent enough to offer five acres as the building site of the future courthouse. His house is not much mentioned in the history of Towson; after 1885, it belonged to a Towson attorney, S. Parker Bosley. The house was radically altered for office use at least as early as the 1950s, and mismatching contemporary wings were added. Three blocks, from the main street, this house is little noticed even by natives and residents of Towson, although it could be the second-oldest structure in town.

The Payne House or Bellview (or Belleview) is an Italianate-Federal style house of stone and stucco that was missing from the 1850 county map by J. C. Sidney and P. J. Browne. The present house was clearly shown on a broadside map dated December 14, 1853, when several Towson town property owners offered to donate sizeable lots in the event that Towson town were selected as the new county seat in a special election scheduled for 1854.

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name of property: Payne House

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Benjamin F. Payne offered a 6-acre lot fronting on the east side of the York Turnpike Road. The property, not selected as things turned out, was the present 400 block of York Road opposite Towson Commons and Borders' book store in the block that once included Finkelstein's department store. Payne's first residence was right on the York Road as shown by Sidney and Browne's map of 1850. (1)

The county assessor discovered Payne's new house in 1855 and entered it into the transfer book as "New Improvement, Dwelling House---\$2100." (2)

Not much is recorded about Benjamin F. Payne. His house was a successful person's villa rather than the dwelling of a working farm. The 1850 map by Sidney and Browne also showed that Payne owned the former Towson Tavern approximately where the 1929 Towson Theatre and the row of one-story stores following a bend in Shealey Avenue are now located. (3) This is the tavern of which we have no adequate illustration. The memoris of Thomas H. Taylor describing Towsontown in 1840-1845 spoke of Payne as a judge. Taylor stated that the hotel had made Payne a lot of money. According to Taylor, Payne's inn was elegantly conducted and its yard was filled with the wagons of farmers headed to the city with produce; other wagons parked along the road when the yard was full. Some drivers kept dogs tied inside their wagons while they were in the hotel, although there was "very little thieving and no tramps" in that society. (4) Payne also served two terms as postmaster of Towsontown.

On April 5, 1854, Benjamin Payne and wife sold "the Tavern Lot at Towson Town" to Edward and Francis Ady by bond of conveyance. (5) Two years later, the county paper reported that Edward H. Ady had just completed the rebuilding of the Towsontown Hotel, the structure that endured until 1929 and the one of which there are numerous photographs. (6)

The 1877 atlas map of the Ninth Election District showed that the Payne estate had been reduced on the west by laying out lots to create Delaware, Virginia, and Jefferson Avenues in East Towson. The eastern boundary was still the Eudowood estate, the present boundary of the Black and Decker property. (7)

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A corner of the property on the Hillen Road shown in the 1877 atlas was marked as a school lot and church site; those parcels supported the first facilities for Towson's African-American population. Payne had sold the first small house site for an African-American resident of Towson in 1853 when he conveyed the later site of the school to Daniel Harris. (8)

Land records of 1885 show that S. Parker Bosley and wife were the next owners after Benjamin F. Payne's heirs. One deed reveals that Payne had died in 1870 and that he had acquired his 40 acres, "the Hope place" from John R. Cockey by a deed made prior to establishing the present county book series in Towson. (9)

By 1915, S. Parker Bosley's heir was selling off the lots, and the residence and Lots 11 and 12 passed to various owners, including Daniel M. Hause, then Ernest C. Hatch (10), Agnes W. Tucker, then in 1956 to Hunt Realtors (11), and in 1976 to Towson Properties, which in 1998 contracted to sell to Heritage Properties to build "Fairmount Place."

In the late 1950s the Payne House or Bellview was serving as the office of the Maryland Unemployment Security agency and had already been heavily reworked and depersonalized as the usual bland sort of office with its sickly green interior paint. Its grounds were filled with modern wings and parking spaces. A business school functioned here at one point. The photos taken by Historic Towson in the late 1970s showed the house much as it was in 1998, stripped of any architectural character. By 1998, the house was vacant and awaiting demolition for a project planned eight years before. (12) The two Towson histories of the 1960s and 1970s provided no data on this house or pictures of it in domestic use. The Towson Library has one photo by local banker William Kenny taken during the ownership of S. Parker Bosley.

NOTES:

1. "One Hundredth Anniversary of Towson as the County Seat of Baltimore County," 1954 reproduction of the 1853 broadside. Original broadsides owned by Baltimore County Public Library and Towson Lodge No. 79, I.O.O.F., 512 York Road, Towson.

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name of property: Payne House

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2. Transfer Book-No. 3, District No. 9, folio 4, 1855, Maryland State Archives, Annapolis.
3. J. C. Sidney and P. J. Browne, "Map of the City and County of Baltimore, Maryland, From Original Surveys," (Baltimore, 1850).
4. Thomas H. Taylor, "A School Boy's Remembrance of Towsontown Nearly Half a Century Ago," Maryland Journal, ca. 1885, typescript at Office of Planning.
5. Baltimore County Deeds, HMF 11:482.
6. Baltimore County Advocate, August 2, 1856.
7. G. M. Hopkins, Atlas of Baltimore County, Maryland (Philadelphia, 1877).
8. Baltimore County Deeds, HMF 6:264.
9. Baltimore County Deeds, WMI 140:81, which cites Baltimore City Deeds AWB 383:179.
10. Baltimore County Deeds, TBS 1844:164.
11. Baltimore County Deeds, GLB 2907:1.
12. Timothy J. Mullaney, "2 Office Buildings Proposed for Towson," Sun, January 18, 1990. See also, "Fairmount Place," plan, Permits and Development Management File 11-557, Baltimore County Office Building, Towson, 1998.

m a r g i n

m a r g i n

9. Major Bibliographical References

Survey No. BA 1722

No known sources.

10. Geographical Data

Acreage of nominated property Lots 11 & 12

Quadrangle name Towson, MD

Quadrangle scale 1:24,000

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Rectangular figure, Tax Map 70A, Grid 12, Parcels P580, P581, north side of Pennsylvania Avenue at NW corner with Fairmount Avenue.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
None			

state	code	county	code
None			

1. Form Prepared By

name/title John McGrain, County Historian

organization Office of Planning

date October 29 28, 1998

street & number 401 Bosley Avenue

telephone 410-887-3495

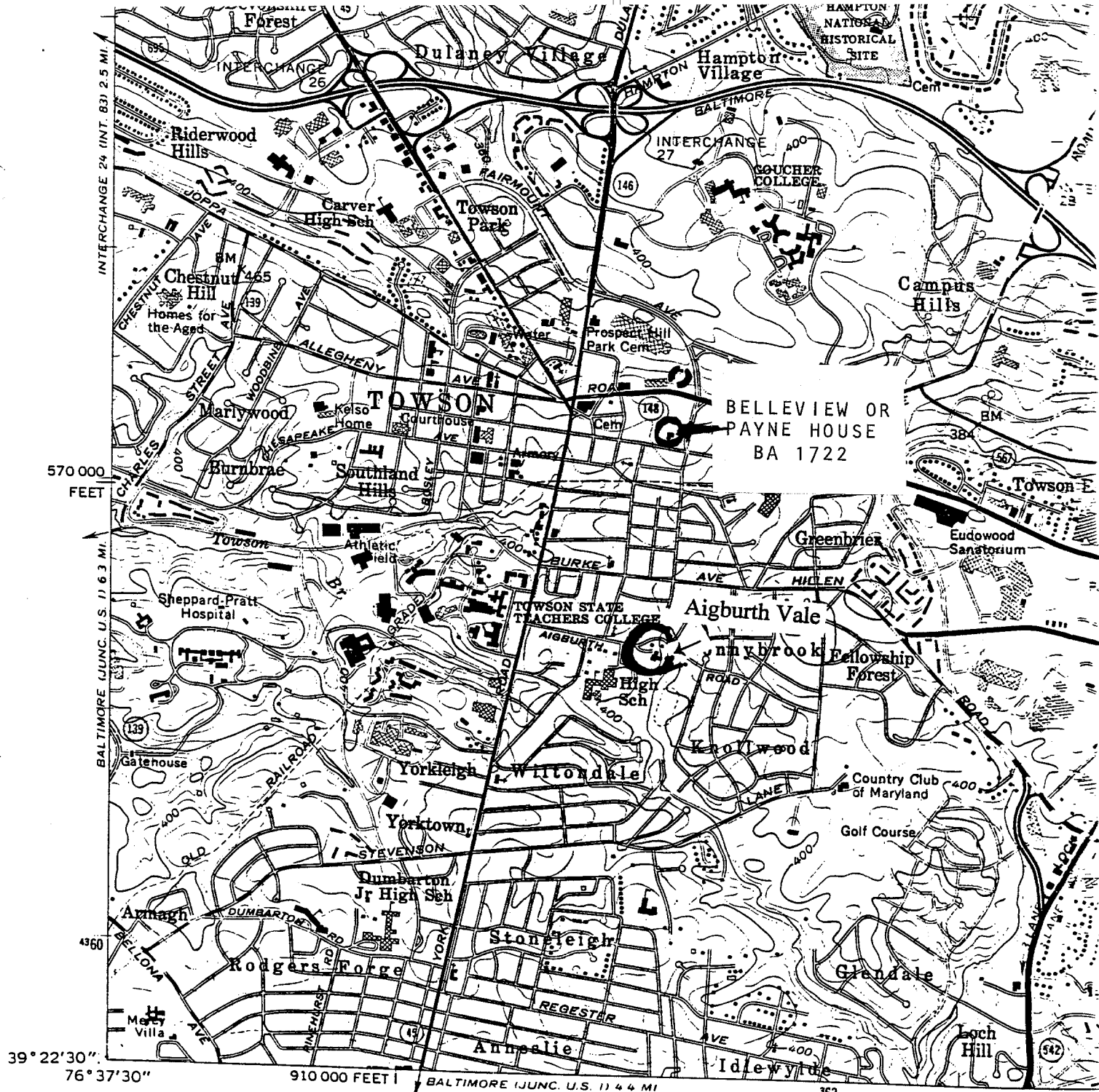
city or town Towson

state MD 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438



Mapped by the Army Map Service
 Edited and published by the Geological Survey
 Control by USGS, USC&GS, USCE, and Maryland
 Bureau of Control Surveys and Maps

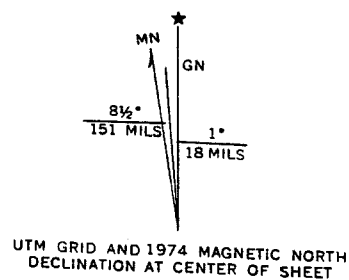
Culture and drainage in part compiled from aerial photographs
 taken 1943. Topography by planetable surveys 1944
 Culture revised by the Geological Survey 1957

Polyconic projection. 1927 North American datum
 10,000-foot grid based on Maryland coordinate system
 1000-metre Universal Transverse Mercator grid ticks,
 zone 18, shown in blue

Red tint indicates areas in which only
 landmark buildings are shown

Revisions shown in purple compiled by the Geological Survey from
 aerial photographs taken 1966 and 1974. This information not
 field checked

Blue tint indicates extension of urban areas



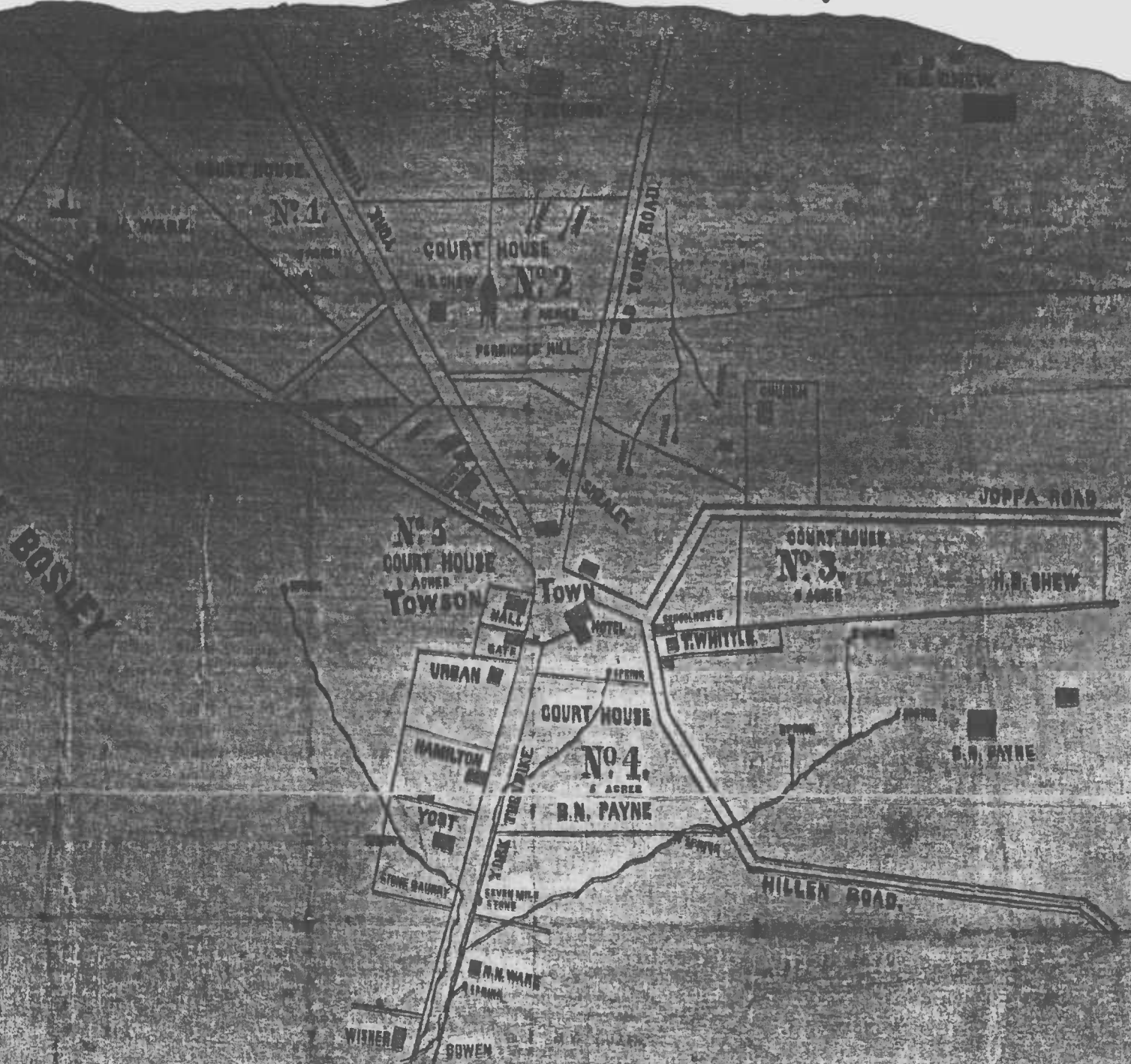
PORTION OF USGS QUAD SHEET,
 TOWSON, MARYLAND

A F

1854

ONE HUNDREDTH ANNIVERSARY OF TOWSON as the County Seat of Baltimore County

1954



In case the Voters of Baltimore County shall designate TOWSON TOWN as their County Seat of Justice, the undersigned, agree to give for the erection of a Court House and Jail for said county, a lot of ground not less than five acres, as numbered on the above Plat, from No. 1 to No. 5, inclusive—that is to say, Henry B. Chew, will give the choice of the five acres, in Lots No. 1, 2, or 3; Benj. N. Payne, will give the five acres in Lot No. 4, and Grafton M. Bosley, will give the five acres in Lot No. 5.

And we agree to leave it to the Commissioners of Baltimore County, or to any other proper authority, to determine which of the said Lots of five acres each, they will select for said purpose, and, which ever Lot may be selected, a good and sufficient Deed will be given for the same, for the use of said County.

WITNESS our hands this 14th day of December, 1853.

HENRY B. CHEW,
BENJ. N. PAYNE,
GRAFTON M. BOSLEY.

In case the Voters of Baltimore County shall designate Towson Town as their County seat of Justice, the undersigned, agree to give for the Alms House for said County, forty acres of good land, within 2 miles of said Towson Town, and to execute a good and sufficient Deed for the same.

WITNESS my hand, this 14th day of December, 1853.

J. RIDGELY, of H.

Above is a Plat of Towson Town, with the offer made by certain persons, to give Forty Five Acres of land to the County, to erect a Court House, Jail, Almshouse, and other appropriate buildings for the use of the County, all of which would then be convenient to each other. The central situation of this place—its accessibility from all parts of the County, by Turnpike and other roads, already opened, with a Rail Road about two miles from the spot; its high and healthy position, with pure water, and an abundance of building materials, evidently point to this place as the proper one, for locating a "County Town" for Baltimore County, and where it will not be put to the expense of making new roads, or moving its BUILDINGS AT A FUTURE PERIOD.

TOWSON TOWN.

BA-1722



BA-1722

Bellview

John McGrain

10/98



BA-1722
Bellview

John McGrain
10/98

CAPSULE
BELVIEW

A visitor to Towson today will probably later characterize the townscape in terms of its tremendous height, streets crowded with cars and the unusual number of shops and eating places. In the mid-19th century there were places to shop and eat but a description of the town would not include height. In 1850 in fact, one could not even point to the height of the Court House dome. Instead, a traveler on the York Turnpike might recall a large and tall residence on a hill just East of the town which overlooked much around it. This was Belview, the main house for Benjamin Payne's estate.

Although it is much hidden by modern commercial additions Belview still stands with much of its interior still in tact. It is only one of four buildings in central Towson which pre-dates the 1853 Court House.

Further significance lies in the fact that when counting two demolished buildings Belview is one of four contemporary structures all of which share peculiar structural and stylistic elements. The obviously altered Towson Hotel (as it appears in an early 20th century photograph), the Thomas Whittle House on Delaware Avenue, the Dr. Bode House which stood on the west side of York Road near Susquehanna, and Benjamin Payne's house are all stone buildings with a vertically oriented massing, hipped roofs and fenestration common to the Neo-Classical buildings of the Federal Period. Whether they were all built by the same hand is not as yet known but they were all within sight of each other and the first three all involve Payne in their chain of title.

Benjamin Payne was an important figure in the development of Towson. Just as much of west Towson was built on the Bosley farm much of the east side of town was built on Belview. The house standing today belongs to Towson's very early days and should be valued as an important landmark.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Belview-
Benjamin N. Payne Residence
AND/OR COMMON

2 LOCATION

STREET & NUMBER

311 E. Pennsylvania Ave.

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☒ PUBLIC☐ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☐ OCCUPIED☒ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☒ ENTERTAINMENT☒ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Baltimore County

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE.
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 5694

Folio #: 184

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>March, 1979</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

In the early 1850's when Towson was only just becoming a "courthouse town" there was already an established village here, however, it was quite small. The hotels, shops, taverns, etc. that made up the early crossroads town were strung out mostly North to South along the York Turnpike. There were buildings running East and West along Joppa Road, however, the town itself spread relatively little to the East and West and did not extend any great distance from these roads. Allegheny, Pennsylvania, Chesapeake and Susquehanna Avenues did not exist as such until after 1850. At mid-century much of the northern part of present Towson was owned by the Shealeys, Chews, and Wares. From where the Court House stands on westward was still part of the Bosley farm and much of the east half of present Towson was part the Payne estate. When John Ensor, Sam McConkey, John and Amos Rutter and their fellow developers began building up the courthouse town much land was acquired from the Bosleys on the West and the Paynes of the East. (eg. 61/281). The Zur Horst map of 1853 shows that the Bosley farm was only one possible site for the Court House with Payne's estate being another.

With the original three story skyline of Towson having been fragmented by the sporadically placed highrises of the 1960's and 1970's certain sections of Towson have been effectively cut off from others. It is easy to forget that central Towson was once more homogeneous in scale existing as a cluster leading up to the Joppa ridge. The visual relationships between specific buildings and the cross town vistas that no longer exist are unfortunate losses.

The Benjamin N. Payne Residence like the Towson Tavern or the later Court House was built on a knoll which not only gave it a commanding view of Towson but put it within sight of the town and the traffic along the York Turnpike, as well as the Hillen and Joppa Roads. It was a visually prominent house giving its owners both the prestige and health benefits of high ground. The high basement upon which this tall building rests suggests that the Paynes did not mind being seen.

There is another point of similarity between this house and two other Towson buildings that are/were in the same neighborhood. The Payne residence, the Thomas Whittle House and the Towson Tavern (as it appears in the 1920's photograph in Towson: A Pictorial History) are all stone buildings consisting of a vertically oriented block resting on a high foundation and capped by a low pitched bilaterally equal hipped roof. All three buildings have an odd number of bays with central entrances and the uppermost level of each is a half story with nearly square knee windows. Both the Payne and Whittle houses have cooking fireplaces in the basement.

In particular the original Payne Residence is a stone building five bays wide and only two deep. It is capped by a hipped roof. This massing accentuates the verticality of the building as does the high basement which

CONTINUE ON SEPARATE SHEET IF NECESSARY

measures 4' on the southwest corner. The fenestration is regular and consists of 6/6 sash on the first two levels with smaller 9 light casements on the third. The windows of the lower stories have brick segmental arches and beaded frames.

The west chimney cap has been removed but interior evidence shows that an interior chimney was centrally located in the west half of the building. There is an interior end chimney on the east end, however, which explains why that end is windowless and its counterpart on the west is vented.

Interior

Most of the remaining original fabric of this house is seen on the inside. Nice mouldings and mantel pieces as well as a grand stairs continuous to the third level are elements of refinement. It should not be forgotten, however, that the fireplaces were functional and that they and the kitchen fireplace in particular survive from an era void of most of our everyday conveniences. Besides the Payne and Whittle houses in Towson with basement fireplaces there are the Bowen and Schmuck houses, the two oldest structures in central Towson.

The late 19th century atlases of Towson by Bromley and Hopkins show an L-shaped building on this site and it is supposed that the modern commercial additions have demolished that portion of the house. There is no evidence, however, that the missing north wing was original and given the presence of a basement kitchen it seems likely that the 2' by 5' bay stone block originally stood alone. It consists of a center hall with flanking parlors, an arrangement which can be seen on the three upper levels. The basement at present is a single large room although a disparity between the joists of one end and the other plus a modern floor suggest that if the area was partitioned the physical evidence has been removed. Older joists on the west end near the fireplace have several coats of whitewash suggestive of an unfinished ceiling.

It is a full basement with 7' walls made of uncoursed rubble. The area was well lighted by three symmetrically placed windows along the south wall and probably two (perhaps a window and door) on the west end.

The most important feature of this area is the fireplace which is located along the north wall at the west end of the room. There is nothing fancy about it and its size and location suggest that this half of the lower level was the kitchen. It is constructed of coursed fieldstone but has a brick back. On the left-hand side (facing the fireplace) embedded in the brick is the swivel support for a crane. The opening of the fireplace is 51" across, 49½" high and it is 25" in depth. There is no surround but there is a mantel shelf supported by curvilinear brackets which is 7' long and 8" wide. The chimney itself is 89" wide and projects 14" from the wall. The opening is constructed by means of a flat brick arch reinforced by two iron straps planted in the stone.

The main or first level exhibits a formal equality in the entrance hall and parlors. The centrally located entrance brought one into the hall with its grand stairs located against the west wall. It is an open string switch-back stairs that is continuous to the third level. The balusters are of a turned and truncated variety with a hand rail that is stained dark. The stairs end with a rather large turned newel.

The doors and windows of the parlors are trimmed with a 6" wide moulding that is unusual for its profile (see attachment). The windows have deep

trapezoidal wells common to stone houses and they are trimmed out with raised paneling. A south window in the west parlor measured $93\frac{1}{2}$ " high and $43\frac{1}{4}$ " in width for the interior opening. The rooms also contain 7" baseboards, chair rails and mantels.

The west room is located over the kitchen and is believed to have been the dining room. No dumb-waiter has been located but the built-in cupboard in this room and the larger more elegant fireplace of the east parlor point to this conclusion. The double door cupboard is located on the west side of the fireplace and matches the window paneling in design. The mantelpiece is identical to that of the east parlor except that it is smaller. There are random width floorboards up to $7\frac{3}{4}$ " wide. The two west windows make this a well lighted room even in winter.

The east parlor by virtue of its larger fireplace appears to have been the formal room. With its fireplace occupying most of the windowless north wall it has a longitudinal orientation. The mantelpiece is not ornate but has a classical appearance which might be associated with the Greek Revival. The entablature is plain except for a rectangular inset panel $36\frac{1}{2}$ " long and $4\frac{1}{4}$ " high. The surround is decorated with pilasters which have an ogee or curvilinear profile. The mantel shelf is $67\frac{1}{2}$ " long and projects from the wall $9\frac{1}{4}$ ". It is $57\frac{1}{4}$ " off of the floor. The opening is $39\frac{1}{2}$ " high and the same distance in width.

The second floor reflects the first in plan but with the addition of a small room above the entrance hall. The mantels are smaller but identical in style to those below.

The third level is a proper half-story with knee walls and appropriate windows. The two rooms on either side of the hall have south windows which taper in width from 43" to $38\frac{1}{2}$ " and they are 21" high and 20" in depth. They are 9 light casements. Like the other levels the chimney arrangements result in the east room having north windows and the west room having west windows with the other two walls being solid.

It can be seen in this level that a recent fire damaged or replacement roof.

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES: 1846 - 1854

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

A visitor to Towson today will probably later characterize the townscape in terms of its tremendous height, streets crowded with cars and the unusual number of shops and eating places. In the mid-19th century there were places to shop and eat but a description of the town would not include height. In 1850 in fact, one could not even point to the height of the Court House dome. Instead, a traveler on the York Turnpike might recall a large and tall residence on a hill just East of the town which overlooked much around it. This was Belview, the main house for Benjamin Payne's estate.

Although it is much hidden by modern commercial additions Belview still stands with much of its interior still in tact. It is only one of four buildings in central Towson which pre-dates the 1853 Court House.

Further significance lies in the fact that when counting two demolished buildings Belview is one of four contemporary structures all of which share peculiar structural and stylistic elements. The obviously altered Towson Hotel (as it appears in an early 20th century photograph), the Thomas Whittle House on Delaware Avenue, the Dr. Bode House which stood on the west side of York Road near Susquehanna, and Benjamin Payne's house are all stone buildings with a vertically oriented massing, hipped roofs and fenestration common to the Neo-Classical buildings of the Federal Period. Whether they were all built by the same hand is not as yet known but they were all within sight of each other and the first three all involve Payne in their chain of title.

Benjamin Payne was an important figure in the development of Towson. Just as much of west Towson was built on the Bosley farm much of the east side of town was built on Belview. The house standing today belongs to Towson's very early days and should be valued as an important landmark.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records
Baltimore County Tax Assessment Records
"Map of the City and County of Baltimore" J.C. Sidney, 1850 & Robert Taylor, 1857

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE		
WAYNE L. NIELD, II		
ORGANIZATION	HISTORIC TOWSON, INC.	DATE
STREET & NUMBER	TELEPHONE	
CITY OR TOWN	STATE	

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Benjamin Payne - Tax Assessments

1876 Tax Assessment Record for Baltimore County District 9

Benjamin Payne's Est.

Lot E. of Towsontown + E. side of Jefferson Ave.

(Mrs. Mary Payne) 15 acres at \$ 300 \$ 4,500

Double Stone dwelling & back b. 3,000

Frame Stable & Carriage House + c 150

\$ 7,600William Payne & other heirs of Benjamin

25 acres E. of Towsontown at \$ 200 \$ 5,000

Wood lot Joppa Rd. 7 acres at \$ 100 700

\$ 5,700

CHAIN OF TITLE FOR BELVIEW - BENJAMIN N. PAYNE

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
5694	184	October 29, 1976	L. Hunt Realtors, Inc.	Towson Properties
Being...lots 11, 12, 13, and 14, block D. in Plat Book 4/159 June 29, 1915				
2907	1	April 10, 1956	Manson L. Tucker & wife	L. Hunt Realtors, Inc.
Improvements known as # 311 E. Pennsylvania Ave.				
1844	164	May 31, 1950	Ernest C. Hatch, Trustee	Agnes W. Tucker Manson L. Tucker
1783	473	October 5, 1949	Grace Eareckson Hause	Ernest C. Hatch, Trustee
By Last Will and Testament of Daniel M. Hause. Will Book 43/53, 1949				

Plat Book 4/159 June 29, 1915 "Plat of Belleview" drawn by William P. Cole
Fred Dollenberg, surveyor

Stone Dwelling on lots 11, 12, 13 (Block D) c. 75' North of house
is "chicken house" and "frame stable" (c. 20' x 30').

58 lots total

(There is a missing link in the chain of title between the deed mentioned
above and the following deed. However, "Mrs. S. P. Bosley" is shown as
the owner of these lots on the 1915 Bromley Atlas).

142	23	September 6, 1884	William C. Payne	S. Parker Bosley
-----	----	-------------------	------------------	------------------

Beginning...intersection of center lines of Pennsylvania Ave.
and Jefferson Ave. in Towson town...represented near the letter A
on a plat recorded in Judicial Records J.B. 38/39-78 inclusive...
South 17° West 32.65 perches equal to 539' to the middle of Hillen
Road...South 74 3/4° East 36.85 perches equal to 608'...North 17 1/2°
East 72 perches equal to 1188' to division line between this land
and land belonging to Chew's Heirs...South 87° West 37.58 perches
equal to 620'...South 21° West 24.8 perches equal to 409' to north-
ernmost side of Pennsylvania Ave. thence South 35° West 2 perches
equal to 33' to beginning...containing 15 acres.

Judicial Record J.B. 38/ 39-78 February, 1872

John Payne vs. Mary Payne et al

Benjamin Payne died c. February 6, 1870 intestate

Wife Mary Payne

Children: Jemima C. Cooper (Nelson Cooper)

Mary Butler (Samuel Butler)

William C. Payne

John Payne

Emma Maddox (Benjamin P. Maddox)

John Payne presents bill which states that the land of Benjamin N. Payne can't be divided without loss or injury to parties interested and should be sold, the money to then be divided equally.

The following tract of parcels of land, lots, and real property of Benjamin N. Payne examined September 14, 1872 :

- 1) One wood lot - North side of old Joppa Road, containing 8 acres, 30 perches, adjoining the lands of Mrs. Eudora Stansbury, Henry L. Bowen et al.
- 2) "The Home place and farm on which the late Benjamin N. Payne resided at the time of his death, adjacent the Village of Towson-town, and containing 40 acres."
- 3) "One small dwelling house and lot fronting 42' on Pennsylvania Ave. between Delaware and Virginia Aves., and running back 100', at present resided by Walter Burke."
- 4) One open lot fronting 265' on Chesapeake Ave. adjoining lot recently sold by R. E. Hook to School Commissioners for Baltimore County, containing 1 acre.
- 5) One open lot - southwest intersection of Pennsylvania and Delaware Ave. fronting 150' on the former, 105' on latter.
- 6) One store house and lot at the southwest intersection of Pennsylvania Ave. and York Turnpike Road, now occupied by Nelson Cooper.
- 7) lot of ground - North of Pennsylvania Ave. bounded on the East by land of late Benjamin N. Payne, on the South by Pennsylvania Ave., on the North by land of Benjamin Chew...containing 53 acres.

All involved agreed land should be sold, with the exception of the following:

"...we proceeded to...lay off...for...Mary Payne a portion of the Home place containing 15 acres and including the mansion house of said Benjamin N. Payne...valued...\$ 10,125...as it appears on plat..."

(the plat located 15 acres East of Jefferson Ave., also fronting Hillen Road.)

(Chain of title, Belview - Benjamin N. Payne)

Property of Benjamin N. Payne acquired through the following deeds:

AWB 383 179 July 10, 1847 John R. Cockey & wife Benjamin N. Payne

Beginning...large white oak...to Hillen Road supposed to be boundary of "James Meadows"...intersects line of Thomas Stansbury's land...containing 51 acres, 10 square perches.

Also one other tract or parcel Beginning...junction of Mine Bank Road and the Court Road...containing 9 acres, 3 roods, 13½ perches.

(the said land owned by Deborah Cockey, wife of John R. Cockey, at the time of her marriage.)

AWB 363 251 February 23, 1846 Edward Taylor & wife Benjamin N. Payne

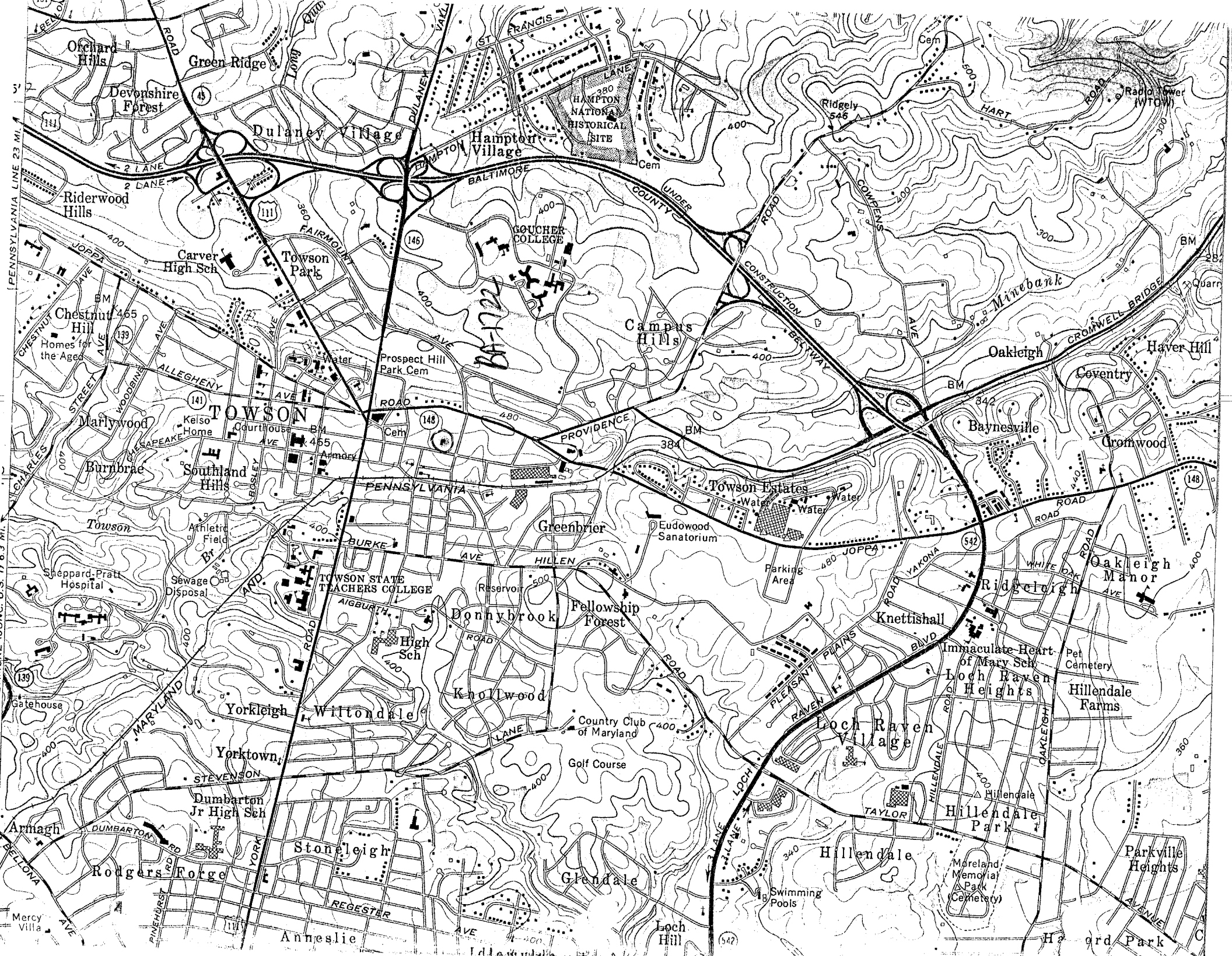
Beginning...cherry tree standing about the middle of 68.3 perches line of Payne's other land...to the Hillen Road...containing 1 acre, 3 roods, 35 perches.

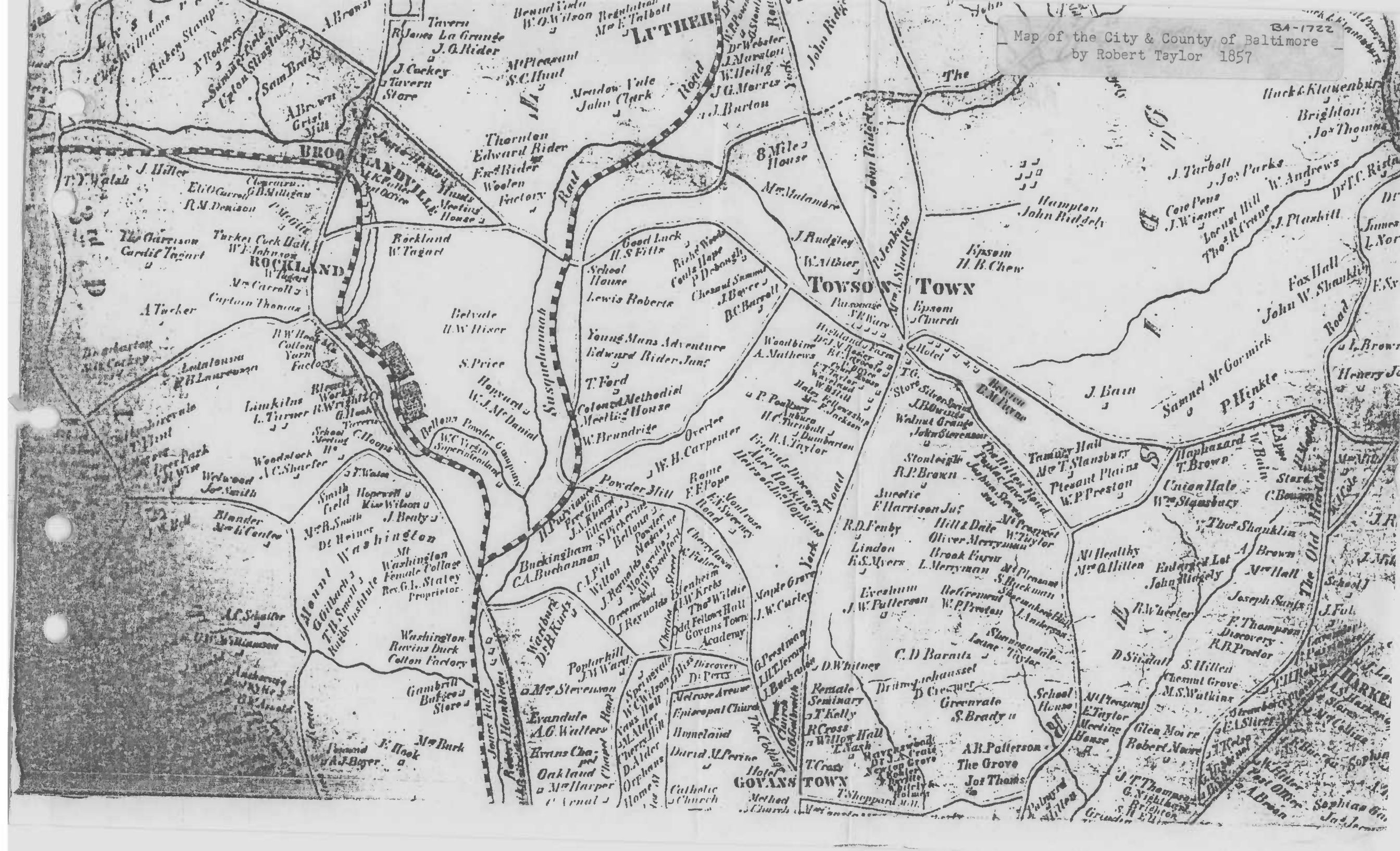
Being part of the real estate of Solomon Bowen deceased which was purchased by Thomas I. Hillen and sold to William H. Selby, then conveyed to George W. Cox and then to Edward Taylor.

AWB 363 249 February 2, 1846 Joseph Passano & wife Benjamin N. Payne

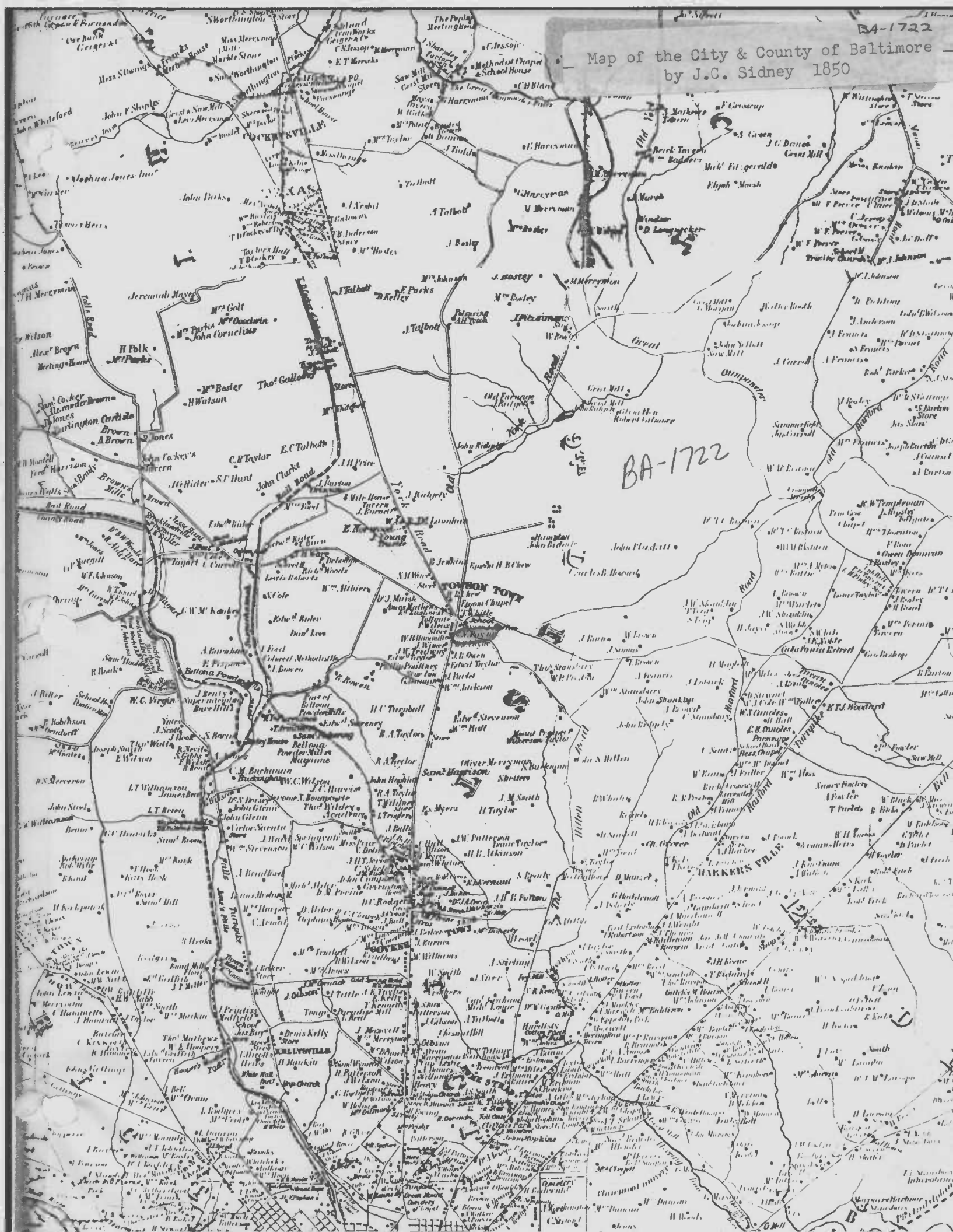
Part of the tract called "James' Meadows" and "Gunners Range" containing 17¼ acres, 23 square perches.

SCALE = 1" = 200'





Map of the City & County of Baltimore
by J.C. Sidney 1850





BA- 1722

BELVIEW

LOOK. S.E.

W. NIELY
7/79



BA-1722

BELVIEW

N.W. CORNER

W. NIELD

7/79



BA-1722

BELVIEW

S. FACADE

W. NIELD

7/79



BA-1722

BELVIEW

S.W. CORNER

W. NIELD
1/79



BA-1722

BELVIEW

S.W. CORNER

W. NIELD

7/79